

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 12/00380/FULL6

**Ward:**  
**West Wickham**

**Address :** 21 Wood Lodge Lane West Wickham  
BR4 9LY

**OS Grid Ref:** E: 538391 N: 165340

**Applicant :** Mr Alan Neenan

**Objections : NO**

**Description of Development:**

Single storey front and first floor side extensions, and conversion of garage to habitable accommodation.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding

**Proposal**

Planning permission is sought for the following extensions:

- single storey front extension
- first floor side extension
- conversion of garage to habitable accommodation

The property at present has a single storey garage at the front which retains a 0.92m side space to the boundary with No. 19 Wood Lodge Lane. The conversion of the garage would result in the loss of one parking space to provide a study. There is parking available at the front of the house.

**Location**

The application property is a two storey detached house with front garden providing off street parking and a large garden at the rear. The property is located to the north-eastern side of the road.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

## Comments from Consultees

No objections have been raised by the Council's Highways Officer.

## Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development  
H8 Residential Extensions  
H9 Side Space

## Planning History

Planning permission was granted under ref. 01/00594 for a single storey rear extension for conservatory.

## Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The proposed first floor extension would be constructed above an existing single storey garage at the front of the property. The side space would remain unchanged, with the existing and proposed two storey element retaining a 0.92m separation to the boundary to No. 19. Although this is slightly less than the minimum 1m side space normally required for two storey developments, given that the proposed extension is not projecting beyond the existing side wall of the host dwelling the extension and as such Members may consider the proposal to be acceptable to comply with Policy H9.

The design of the extension is in-keeping with the host dwelling and there are other similar examples of first floor extensions in the immediate area. The single storey front extension will not project beyond the existing bay window and the conversion of the garage is considered acceptable given that parking is provided to the front of the site.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/00380, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC04  | Matching materials                       |
|   | ACC04R | Reason C04                               |

- 3      ACH03      Satisfactory parking - full application  
         ACH03R      Reason H03
- 4      ACK01      Compliance with submitted plan
- Reason:** In the interest of the visual and residential amenities of the area.
- 5      ACI13      No windows (2 inserts)      north-western      first floor side  
         ACI13R      I13 reason (1 insert)      BE1

**Reasons for granting permission:**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1    Design of New Development  
H8     Residential Extensions  
H9     Side Space

The development is considered to be satisfactory in relation to the following:

- (a)    the appearance of the development in the street scene
- (b)    the relationship of the development to the adjacent properties
- (c)    the character of the development in the surrounding area
- (d)    the impact on the amenities of the occupiers of adjacent and nearby properties
- (e)    the light and outlook of occupiers of adjacent and nearby properties
- (f)    the privacy of occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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